

## **RECORD OF PROCEEDINGS**

### *Minutes of Meeting*

### Plain Township Board of Trustee Meeting

The Plain Township Board of Trustees met in regular session at 6:30 p.m. at the Fire Station, 9500 Johnstown Road, New Albany, OH 43054.

Ms. Mollard called the meeting to order. Ms. Mollard led the Trustees in the Pledge of Allegiance to the flag.

Roll Call: Members Present: Kerri Mollard and Jill Beckett-Hill. Others present: Fiscal Officer Bud Zappitelli, Administrator Ben Collins, Chief Connor, Assistant Chief Eceleberry, and Finance Officer Courtney Rogers.

Visitors present: Hans Schell and Deputy Upton.

### **ADDITIONS OR CORRECTIONS TO THE AGENDA**

Ms. Mollard requested an executive session at the end of the meeting.  
Chief Connor added resolutions F2 and F3.

### **PAYMENT OF THE BILLS**

**Ms. Mollard made a motion to pay the pending warrants in the amount of \$330,751.73.**  
**Ms. Beckett-Hill seconded the motion. Vote: All Aye. (Resolution 25120201)**

### **APPROVAL OF MINUTES**

**Ms. Mollard made a motion to approve the November 19, 2025 Board of Trustees Meeting minutes. Ms. Beckett-Hill seconded the motion. Vote: All (Resolution 25120202)**

Ms. Mollard asked about the B&C Communications charges. Chief Connor explained that B&C Communications handles the radio installations and the department has an annual contract with them.

### **NEW ALBANY CITY COUNCIL LIAISON – MIKE DURIK**

Mr. Durik was not in attendance.

### **NEW ALBANY PLAIN LOCAL SCHOOLS LIAISON – PAUL NAUMOFF**

Mr. Naumoff was not in attendance.

**FRANKLIN COUNTY SHERIFF'S OFFICE – DEPUTY UPTON**

Deputy Upton reported that it was a busy day with the winter weather that arrived overnight. Ms. Mollard asked if the lower speed limit on State Route 62 has been posted. Mr. Collins reported that it has been posted. Mr. Collins asked Deputy Upton if the Sheriff's office has had a chance to get cruisers out to Babbitt Road for a resident complaint. They have not but he plans to talk to patrol.

**ADMINISTRATOR**

Mr. Collins explained that a resident on Babbitt Road complained about excessive speed and the size of construction traffic in the early morning hours. Unfortunately, it is a public roadway and there is no statutory authority to limit truck traffic. Mr. Collins has reached out to New Albany to see if they can direct the contractors to use Beech Road and Dublin-Granville for access. Mr. Collins also stated that there has been a lot of discussion on social media regarding noise and light pollution from the construction activity. The city manager is aware of the complaints.

The maintenance staff was out for most of the day plowing and salting from the snow event. There were no major issues with the township roads.

Mr. Collins discussed the concrete repairs at the pool. The Board approved \$7,500 for repairs but the outstanding issue was whether to proceed with the caulk for the sidewalk and patio. He explained that the caulk hides whatever foam material is used and keeps the water from penetrating the joints. Ms. Beckett-Hill hopes that the technology for caulk has improved and agrees that the work needs to be done to have the pool ready for next season. Mr. Collins will work with Parks and Recreation to pay their share.

The Board previously approved \$10,000 for the replacement of flooring at 45 Second Street. Mr. Pharris received two quotes. One quote is within the original approved amount, but the second quote would be above that threshold. Mr. Collins was not sure of the difference in warranty or quality of material.

Mr. Collins also wanted to discuss the McCoy Board vacancy. There is a situation where one of the McCoy executive board members will lose their seat because they are an appointee of the Community Foundation which is having their appointments reduced. The township could appoint this person, who is currently serving as treasurer, to the township vacancy. Ms. Mollard and Ms. Beckett-Hill were agreeable to this scenario. Mr. Collins will add it to the agenda of the next meeting.

When discussing the cost-of-living increase, Ms. Mollard added that she would like the part-time firefighters to get the increase as well.

Regarding the philanthropy guidelines, Ms. Beckett-Hill thanked Ms. Mollard for drafting the policy. Ms. Mollard said that the new policy is in alignment with the policy that was adopted in 2011.

The resolution for the HRA plan updates the language that iSolved will use to approve reimbursements for copays and deductibles.



The resolution for the employee health insurance contribution brings the employee share back up to 10%.

All bids for the SWACO recycling contract have been rejected. Mr. Collins explained that the township has one more year on the recycling contract with Rumpke. Rumpke made an error on their bid and that means it is non-responsive. The other bid received was at a much higher rate. Currently the township residents pay a maximum of \$35/ton with a credit of up to \$35/ton. The higher bid was starting at \$120/ton with an escalation to \$150/ton. SWACO's council recommended that all bids be rejected. Mr. Collins explained that there is no window to rebid this because it is a 360-day period that the bids are good for. Mr. Collins explained that the consortium will defer to legal counsel to manage this process and advise the best way to rebid. Ms. Mollard asked if the current contract could be extended or renewed for another one-year term. Mr. Collins shared that Plain Township does well with diverting about 33% of the solid waste through recycling. The

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251202A1. Be it Resolved to approve a 5% wage increase as a cost-of-living allowance for all township employees beginning with the pay period that ends on January 2, 2026. Ms. Mollard seconded the Motion. Vote: All Aye.**

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251202A2.**

**Whereas, from time to time, private individuals and organizations make donations to Plain Township for general or specific purposes; and**

**Whereas, from time to time, the Plain Township Board of Trustees may seek to make donations or grants for general or specific purposes to benefit the community; and**

**Whereas, there is a need to formalize the conditions and procedures to be followed by Plain Township in accepting and making such donations;**

**Therefore, be it resolved, that the Plain Township Board of Trustees hereby adopts the attached Philanthropy Guidelines, making it a part of the Plain Township Policies and Procedures.**

**Ms. Mollard seconded the Motion. Vote: All Aye.**

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251202A3. Be it resolved, that the Board of Trustees hereby amends the Plain Township Health Reimbursement Arrangement for 2026 to require that employees be responsible for the first \$1,000/\$2,000 of combined medical deductible and copay costs, which can be funded through wellness credits earned in calendar year 2025. Be it further resolved that Plain Township will fund the remaining \$4,000/\$8,000 of medical deductible costs as well as all copays and out-of-pocket expenses up to the plan maximum of \$6,350/\$12,700. Be it further resolved, that Plain Township will reimburse prescription drug copays on the 2026 UnitedHealthcare plan. All HRA reimbursements apply only to in-network medical claims and providers. Ms. Mollard seconded the Motion. Vote: All Aye.**

Ms. Mollard made a Motion to pass Resolution No. 251202A4.

WHEREAS, the Board of Trustees of Plain Township (the "Board") passed Resolution No. 091216U on December 16, 2009, adopting The Plain Township Flexible Benefit Plan (the "Plan"), a "cafeteria plan" under Section 125 of the Internal Revenue Code of 1986, for the purpose of permitting full-time employees and officers of Plain Township (the "Township") to elect to receive cash or coverage for themselves and their Eligible Dependents; and

WHEREAS, on December 17, 2014, the Board adopted Resolution No. 141217A9, requiring pre-tax employee contributions for all health insurance premiums as allowed under Section 125 of the Internal Revenue Code of 1986.

BE IT RESOLVED, effective as of the 1st pay date in January 2026, the plan is hereby amended to reflect the Board's adoption of this Resolution:

- A. In accordance with the Board's sole and absolute discretion, pursuant to Article 5.1 and 6.1 of the Plan, to modify, alter, or amend the Plan, the Board amends the Plan to update the monthly contribution amount under Article 4, "Contributions:"

"4.5 Employee Contribution Amounts: Beginning the first pay period in January 2017, or as soon as practicable thereafter, the Plan Administrator shall withhold from each Participant's Covered Compensation an amount equal to the following, per month paid on, towards all insurance premiums covered under Section 125 of the Internal Revenue Code of 1986, including, but not limited to, health, prescription, vision, dental, employee group term life, accident, heart attack, dependent child care reimbursement, and cancer premiums: Employee only \$ 62 ; Employee plus spouse or children \$ 124 ; Family \$ 186 . These payments shall be made as pretax withholdings, so long as the Participant provides, in writing to the township fiscal officer, authorization for the contribution."

- B. This Amendment, from and after its execution, shall be incorporated into, and hereby considered to be part of the Plan, and all addenda and amendments thereto shall constitute and represent one integrated document.

- C. The Board hereby ratifies, confirms, and reconfirms that all other provisions of the Plan shall remain unchanged and in full force and effect, as previously provided, and, except as provided above, this Amendment shall in no way sever, supersede, waive, limit and/or otherwise affect any rights, privileges and/or immunities afforded to employees and officers covered under the Plan, or applicable law.

IN WITNESS WHEREOF, the Board has duly executed this Amendment on or as of the day and year attested below.

Ms. Beckett-Hill seconded the Motion. Vote: All Aye.



**Ms. Mollard made a Motion to pass Resolution No. 251202A5. Be it resolved, that the Plain Township Board of Trustees hereby rejects all recycling processing bids received as part of the bid opening on November 20, 2025, for the Solid Waste Authority of Central Ohio Consortium I communities. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

### **ZONING**

Mr. Collins reported that the township received a request from an out-of-state firm to confirm the zoning on a property on Hamilton Road that is in Plain Township. There is a franchise that is interested in developing the site.

There was one new variance request.

Ms. Moliard asked if the township is fully staffed on the BZA and Zoning Boards. Mr. Collins reported that there is a vacancy on the Zoning Commission.

### **ROAD/MAINTENANCE**

Ms. Mollard thanked the maintenance staff for their hard work overnight handling the snow event. Mr. Collins reported that there was a request to consider adjusting the allowance for work boots. He is looking into the types of boots that are allowable and a reasonable increase. Mr. Collins expects to present a resolution at the next meeting.

### **FIRE DEPARTMENT**

Chief Connor reported that he expects to have the new rescue engine in service next Monday. There will be a dedication ceremony. The New Albany media team will be there to shoot a video to share on social media. The media team also wants to make a video on winter safety. Ms. Mollard suggested the township reach out to news media to attend the event as well.

Chief Connor reported that the number of runs to Columbus is down 51% for the year. Runs in Licking County have increased. Mr. Collins noted that even though total runs are down, the EMS billing is not decreasing.

Chief Connor spoke with the architect today and was told that plans have been submitted to the Rocky Fork Blacklick Accord. The architect is also working with the city on the landscaping plans, as well as the requested revisions to the building. Chief Connor questioned if the township would be able to ask the New Albany Company (NACo) to pay for the aesthetic changes that they are requesting since it is increasing the cost of the building. Chief Connor is waiting to hear from the architect what changes can and cannot be made. Mr. Collins stated that the deed for the property is subject to certain restrictions. Mr. Collins also reported that he started the process for executing the land donation agreement with NACo today.

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251202F1.**

**WHEREAS, the Plain Township Fire Department has received a new battalion command vehicle and placed it into service, and is ready to dispose of the 2010 Chevy Tahoe battalion vehicle; and**

**WHEREAS, the Board of Trustees of Plain Township is authorized by Ohio Revised Code 505.101 to contract, without advertising or bidding, for the sale of motor vehicles to any political subdivision of the state; and**

**WHEREAS, the Bladensburg Fire District, a political subdivision of the State of Ohio, has expressed interest in and desire for this vehicle, which would be utilized by the Fire District for public use; and**

**WHEREAS, the Plain Township Board of Trustees has agreed to the sale of the 2010 Chevy Tahoe to the Bladensburg Fire District by private sale under the authority of Ohio Revised Code § 505.101.**

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAIN TOWNSHIP BOARD OF TRUSTEES:**

**Section 1. The 2010 Chevy Tahoe is declared to be surplus equipment no longer needed by Plain Township.**

**Section 2. The 2010 Chevy Tahoe is authorized to be sold to the Bladensburg Fire District for the price of \$7,500.**

**Section 3. This Board of Trustees finds and determines that all formal actions of this Board concerning this legislation were taken in an open meeting of this Board, all in compliance with Ohio law including Section 121.22 of the Ohio Revised Code.**

**Section 4. This Resolution is declared to be in full force and effect from and after the earliest period allowed by law.**

**Ms. Mollard seconded the Motion. Vote: All Aye.**

**Ms. Mollard made a Motion to pass Resolution No. 251202F2. Be it Resolved, by the Board of Trustees of Plain Township to authorize the cost of an employee recognition ceremony and associated costs under the authority of Ohio Revised Code 505.05 and consistent with Resolution 190123A3, and to pay the New Albany Links Golf Club up to \$3,500 for the February 2026 employee recognition ceremony, to be paid based on attendance by department. A deposit of up to \$1,750.00 will be due upon trustee approval and paid out of fund 2111-220-58099 (Fire-Other Expenses), with the balance to be paid based on employee count by department. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

**Ms. Mollard made a Motion to pass Resolution No. 251202F3. Be it resolved to elect Trustee Kerri Mollard and Trustee Jill Beckett-Hill to serve one year on the Volunteer Firefighters' Dependents Fund as board members. Trustee Kerri Mollard to serve as chairperson. Also to elect Charles Stenger to serve as a citizen's representative. Chief Patrick Connor and Assistant Chief Greg Ecleberry to serve as board members from the fire department. Chief Connor to serve as secretary. Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

**The Plain Township Fire Station is a collection point for the Firefighters for Kids toy drive.**



**FISCAL OFFICE**

Ms. Mollard inquired if the cost of a new engine is included in the temporary appropriations. Ms. Rogers clarified that the township is not expecting delivery of a new fire truck in 2026, so that cost is not included. Ms. Rogers included all capital equipment that Assistant Chief Ecleberry provided her with. The bond for the new fire station is also not included. This can be added in 2026 once the township has firm numbers.

Ms. Mollard also questioned the resolution for the township's investment advisors. She is wondering what we get for the \$6000/year since RedTree has never attended a Board meeting and made a presentation. Mr. Zappitelli, Ms. Rogers and Mr. Schell just had a meeting with RedTree earlier in the day. Mr. Zappitelli explained that the Fiscal department usually meets with RedTree once or twice a year as needed. The fee is for them to provide investment advice and manage the funds throughout the year. No commissions are paid; it's an advisory-based fee. Ms. Mollard asked if the funds in RedTree are "fire" funds or "general" funds. It was explained that it is "Township" funds. Ms. Rogers explained that there are not separate bank accounts specifically for Fire, General, or Roads funds. The resources are broken out by fund in the month-end financial reports. Ms. Mollard wanted to know if the investments were in stocks and bonds or mutual funds. Mr. Zappitelli explained that the township has an investment policy and it makes it very clear the type of investments the township can utilize. The township currently has money in US Treasury Notes, CDs, and Money Market funds. Ms. Mollard would like to know if the township even needs an investment firm. Mr. Zappitelli offered that the township cannot shop around \$4M worth of CDs every month. Ms. Mollard would like to know if there is value in talking to different financial advisors. RedTree invests for the City of New Albany, New Albany Plain Local Schools, and the Parks and Recreation department. Ms. Rogers said that she would include the monthly RedTree statement with the month-end reports going forward. It was decided to approve the expense for Q1 of 2026. Mr. Zappitelli asked Mr. Schell his thoughts on RedTree's presentation. He felt they were very knowledgeable and understood the Ohio Revised Codes. He felt that an argument could be made that there are years with no activity. Mr. Zappitelli noted that RedTree has made about 14 purchases this year. The investments at US Bank, which are managed by RedTree, haven't performed as well over the past year or two because interest rates were so high. The longer-term investments will even out once interest rates start to drop.

**Ms. Beckett-Hill made a Motion to pass Resolution No. 251202B1.**

**TO: Michael Stinziano, Auditor of Franklin County, Ohio**

**FROM: Plain Township Board of Trustees**

**DATE: December 2, 2025**

**WHEREAS, the Board of Trustees of Plain Township met in a regular session on December 2, 2025; and**

**WHEREAS, pursuant to Ohio Revised Code Section 321.34, the Franklin County Auditor's Office has made it possible for Advances on Real Estate Tax Settlements to be distributed via electronic transfer; now therefore**

**BE IT RESOLVED that the Plain Township Fiscal Officer is hereby directed by the Plain Township Board of Trustees to request an advance on all funds, as they become available during fiscal year 2026.**

**Ms. Mollard seconded the Motion. Vote: All Aye.**

PLAIN TOWNSHIP BOARD OF TRUSTEES  
FRANKLIN COUNTY, OHIO  
RESOLUTION NO. 251302BZ

10a Based on minutes of San Francisco Franchise Council, Office met and regular session on the 2nd day of December, 1922, at San Francisco, California, with the following members present:

[illegible]

Kenneth Holland, a member of the American Bar Association, was the first to be elected to the position of President of the American Bar Association in 1914.

Received December 1, 2015

[illegible]

With my very best regards,  
Yours truly,  
Wm. H. Rouse

**Ms. Mollard seconded the Motion. Roll Call Vote: All Aye.**



**Ms. Mollard made a Motion to revise and pass Resolution No. 251202B3. Be it Resolved: To authorize the Plain Township Fiscal Officer to renew an agreement with Kindred Spirits Investment Management LLC, DBA RedTree Investment Group for investment advisor services at the current rate of \$1,500 for the first quarter of 2026 to be paid out of Fund 1000-110-53060 (General – Contractual Services). Ms. Beckett-Hill seconded the Motion. Vote: All Aye.**

#### **NEW ALBANY PLAIN LOCAL SCHOOLS**

Their last meeting of 2025 will be next Monday. Ms. Beckett-Hill will be in attendance.

#### **OLD BUSINESS**

The Wreaths Across America is December 13, 2025. Mr. Collins reported that 80 additional wreaths were purchased, so the township has a head start on 2026. There was a late donation from the VFW to the Boy Scouts after the township and city had made their donations. QTS plans to send volunteers to the event.

#### **EXECUTIVE SESSION**

**Ms. Mollard made a motion to adjourn into executive session at 7:44 p.m. pursuant to Ohio Revised Code 121.22 (G)(1) for employment. Ms. Beckett-Hill seconded the motion. Vote: All Aye**

**Mr. Collins joined the Executive Session. He came out of Executive Session at 8:36 p.m.  
Mr. Zappitelli joined the Executive Session at 8:46 p.m.**

**Ms. Mollard made a motion to close out of executive session at 8:59 p.m. Ms. Beckett-Hill seconded the motion. Vote: All Aye**

*Signature page follows*